

**DRAFT STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE CITY OF COMPTON
OVERSIGHT BOARD**

**CITY OF COMPTON CITY
COUNCIL CHAMBERS
205 SOUTH WILLOWBROOK AVENUE
COMPTON, CALIFORNIA 90220**

Wednesday, August 20, 2014

10:00 A.M.

I. CALL TO ORDER

Chair Sanchez called the meeting to order at 10:09 a.m.

II. ROLL CALL

Estevan Padilla, Oversight Board staff, called the roll.

Present: 5 - Chair Jesenia Sanchez, Vice Chair Sweet Alice Harris, Board Member Alejandro Alvarez, Board Member Dr. Keith Curry and Board Member Jose Martinez

Absent: 1 - Board Member Harold C. Williams

Vacancies: 1 - Board Member Los Angeles County Appointee

III. ADMINISTRATIVE MATTERS

1. Approval of minutes from the Regular Meeting of April 16, 2014.

On motion of Board Member Curry, seconded by Vice Chair Harris, duly carried by the following vote, the Oversight Board approved the Regular meeting minutes of April 16, 2014:

Ayes: 5 - Chair Sanchez, Vice Chair Harris, Board Member Alvarez, Board Member Curry and Board Member Martinez

Absent: 1 - Board Member Williams

Vacancies: 1 - Board Member County Appointee

Attachments: [SUPPORTING DOCUMENT](#)

2. Adopt a Resolution authorizing the Executive Secretary to close escrow on certain Agency owned property in the City of Compton and convey the property to Compton Commercial Development Renaissance Plaza, LLC, pursuant to the terms of certain Mutual Release of Claims and Settlement Agreement, dated on or about April 20, 2006 (the "Agreement"), and submit such resolution to the California Department of Finance for its review and approval.

Dr. Kofi Sefa-Boayke, Director of Community Development, explained that the stated Resolution calls for the authorization to close escrow on certain Agency-owned property in the City of Compton and convey the property to Compton Commercial Development Renaissance Plaza, LLC. Dr. Kofi explained that prior to the dissolution of the former Redevelopment Agency (RDA), the Successor Agency had pre-existing agreements established which were not deemed enforceable obligations at the time. Dr. Kofi indicated there is also another project with META housing development in which the Disposition and Development Agreement (DDA) preceded the dissolution of the Former Redevelopment Agency (RDA). In compliance with the Department of Finance's (DOF) recommendation, a public hearing notice has been posted with regards to the conveyance of certain properties to the Compton Commercial Development Renaissance Plaza, LLC, and now the Successor Agency is requesting the Oversight Board's approval of the Resolution which will bring escrow to a close.

Harold Duffy, City Manager, reemphasized that the contract took place before the dissolution of former RDA's. Mr. Duffy informed that escrow companies are extremely cautious when approving transactions involving redevelopment properties, desiring to be in compliance with the requirements of the Department of Finance (DOF). Craig Cornwell, City Attorney, and Successor Agency staff have been in communication with the DOF in an effort to determine how to alleviate the concerns of the escrow company. The DOF directed the Successor Agency to present the Resolution to the Oversight Board for approval; and the subsequent approval by DOF will be transmitted to the escrow company, upon which the close of escrow will commence.

Mr. Duffy also explained the Successor Agency would receive a \$250,000 payment through escrow and a promissory note in the principal amount of \$3,500,000, bearing 4% (percent) interest. The proceeds from the transaction will then be distributed to all the taxing entities. Mr. Duffy indicated the goal is to open the Renaissance Plaza and have it connect it to the Community Center. Chair Sanchez questioned if the terms of the agreement specified the terms of the promissory note and/or the payment plan scheduled for the promissory note. Mr. Cornwell informed that the payment schedule is based upon monthly payments filtered through the Successor Agency who will then be responsible for forwarding the payments for distribution to the appropriate taxing entities.

On motion of Vice Chair Harris, seconded by Board Member Curry, duly carried by the following vote, the Oversight Board adopted a Resolution of the Oversight Board to the Successor Agency for the Community Redevelopment Agency of the City of Compton conducting the public hearing and approving the closing of the escrow and conveyance of certain property to the Compton Commercial Development Renaissance Plaza, LLC, pursuant to certain agreement by and among the Successor Agency, Compton Commercial Development LLC, Bakewell and Bunkley Investment Company, Lonnie R. Bunkley, Danny J. Bakewell, Sr. and the City of Compton and submit such Resolution to the California Department of Finance:

Ayes: 5 - Chair Sanchez, Vice Chair Harris, Board Member Alvarez, Board Member Curry and Board Member Martinez

Absent: 1 - Board Member Williams

Vacancies: 1 - Board Member County Appointee

Attachments: [SUPPORTING DOCUMENTS](#)

IV. DISCUSSION

3. Discussion on the Department of Finance's (DOF) approval of Housing Asset Transfer (HAT) form.

Dr. Kofi Sefa-Boayke, Director of Community Development, indicated the Department of Finance (DOF) will recognize certain projects related to the Housing Asset Transfer (HAT) list with the exception of a few items noted by the DOF in their determination letter to the Successor Agency dated April 9, 2014.

By Common Consent, there being no objection, the Oversight Board received and filed the Staff Report.

Attachments: [SUPPORTING DOCUMENT](#)

4. Discussion on the newly created City of Compton Housing Successor Agency.

Dr. Kofi Sefa-Boayke, Director of Community Development, explained that the creation of the Housing Successor Agency has allowed the City of Compton to carry out specific housing functions not linked to the Finding of Completion (FOC) issued by the Department of Finance (DOF). The DOF has reviewed specific projects and made the determination that the Housing Successor Agency can carry out new ongoing developments. The Housing Successor Agency will be able to utilize Successor Agency funds without having to rely on State or County funding. There are approximately seven critical housing development projects in the City of Compton which have been approved by the DOF. Dr. Kofi informed the Oversight Board that the projects have been funded with specific tax allocation bonds.

By Common Consent, there being no objection, the Oversight Board received and filed the Staff Report.

Attachments: [SUPPORTING DOCUMENT](#)

5. Update on Department of Finance (DOF) Communications. (Receive and File).

Board Member Curry questioned as to when the Successor Agency will have the Long Range Property Management Plan (LRPMP) ready for presentation to the Oversight Board. Dr. Kofi Sefa-Boayke, Director of Community Development, advised the Oversight Board that a draft LRPMP has been completed. The Successor Agency has yet to receive the Finding of Completion (FOC) from the Department of Finance (DOF) due to issues relating to the Due Diligence Review (DDR). Upon receipt of the FOC, the Successor Agency will present the final LRPMP to the Oversight Board for approval.

By Common Consent, there being no objection, the Oversight Board received and filed the Staff Report.

Attachments: [SUPPORTING DOCUMENT](#)

V. MISCELLANEOUS

6. Public Comments (Opportunity for Members of the Public to Address the Board on Items of Interest that are within the Jurisdiction of the Board).

There were none.

7. Chair and Board Member Comments.

Chair Sanchez requested the Successor Agency to provide the Oversight Board with a copy of the payment schedule for the promissory note for the conveyance of certain property to the Compton Commercial Development Renaissance Plaza, LLC.

8. Matters not on the Posted Agenda (to be Presented and Placed on the Agenda of a Future Meeting).

There were none.

9. Adjournment of the Special Meeting of August 6, 2014.

The meeting adjourned at 10:44 a.m.